



5 Wellingtonia Court, Laine Close, Brighton, BN1 6TD

Spencer
& Leigh

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O.I.R.O £375,000 - Leasehold - Share of
Freehold

- Set in the Desirable Varndean Park Estate with easy access to Preston Park Station
- Two double bedrooms
- Two modern bathrooms
- South-facing living/dining room measuring 18' x 14'
- Large, Sunny Balcony
- Immaculately presented throughout
- Positioned on the First floor with stair or lift access
- Communal parking available
- Beautiful communal gardens
- Viewing highly recommended

Nestled in the highly sought-after Varndean Park Estate, this immaculately presented first-floor flat offers a perfect blend of comfort and modern living. Spanning an impressive 764 square feet, the property features two spacious double bedrooms and two well-appointed bathrooms, making it an ideal choice for couples, small families, or those seeking a comfortable retreat. Conveniently, residents have access to a heated swimming pool.

The heart of the home is the inviting living and dining room, which boasts south-facing windows that flood the space with natural light, creating a warm and welcoming atmosphere. From here, you can access a large balcony, perfect for enjoying your morning coffee or unwinding in the evening sun.

The flat is easily accessible via stairs or a lift, ensuring convenience for all residents. Additionally, the property benefits from communal parking and beautifully maintained gardens, enhancing the overall appeal of the estate. The Varndean Park Estate is known for its exceptional condition, with manicured verges and a strong sense of community pride, making it a delightful place to call home.

With communal parking spaces, this flat combines practicality with style, making it a rare find in Brighton. This property is sure to impress with its modern features and prime location. Don't miss the opportunity to make this charming flat your new home.



A favoured location within walking distance of Preston Park and its mainline railway station. Boutique shops and friendly pubs are within easy reach at nearby Fiveways. A regular bus service and cycle lane provides access to the seafront and city centre.



Communal Entrance
Stairs & Lift rising to all Floors
Entrance
Entrance Hallway
Living/Dining Room
18' x 14'7
Balcony
Kitchen
8'6 x 6'11
Bedroom
14'2 x 11'2
Bedroom
11'10 x 8'2
Family Bathroom
Family Shower Room
OUTSIDE
Residents Heated Swimming Pool
Communal Gardens
Communal Parking
Property Information
947 years remaining on the lease
Service Charge - £3,923.28
Zero Ground Rent
Council Tax Band C: £2,182.92 2025/2026
Utilities: Mains Electric. Mains water and sewerage
Parking: Residents Parking and restricted on street parking - Zone 10
Broadband: Standard 16 Mbps, Superfast 52 Mbps and Ultrafast 1800 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566
w: www.spencerandleigh.co.uk

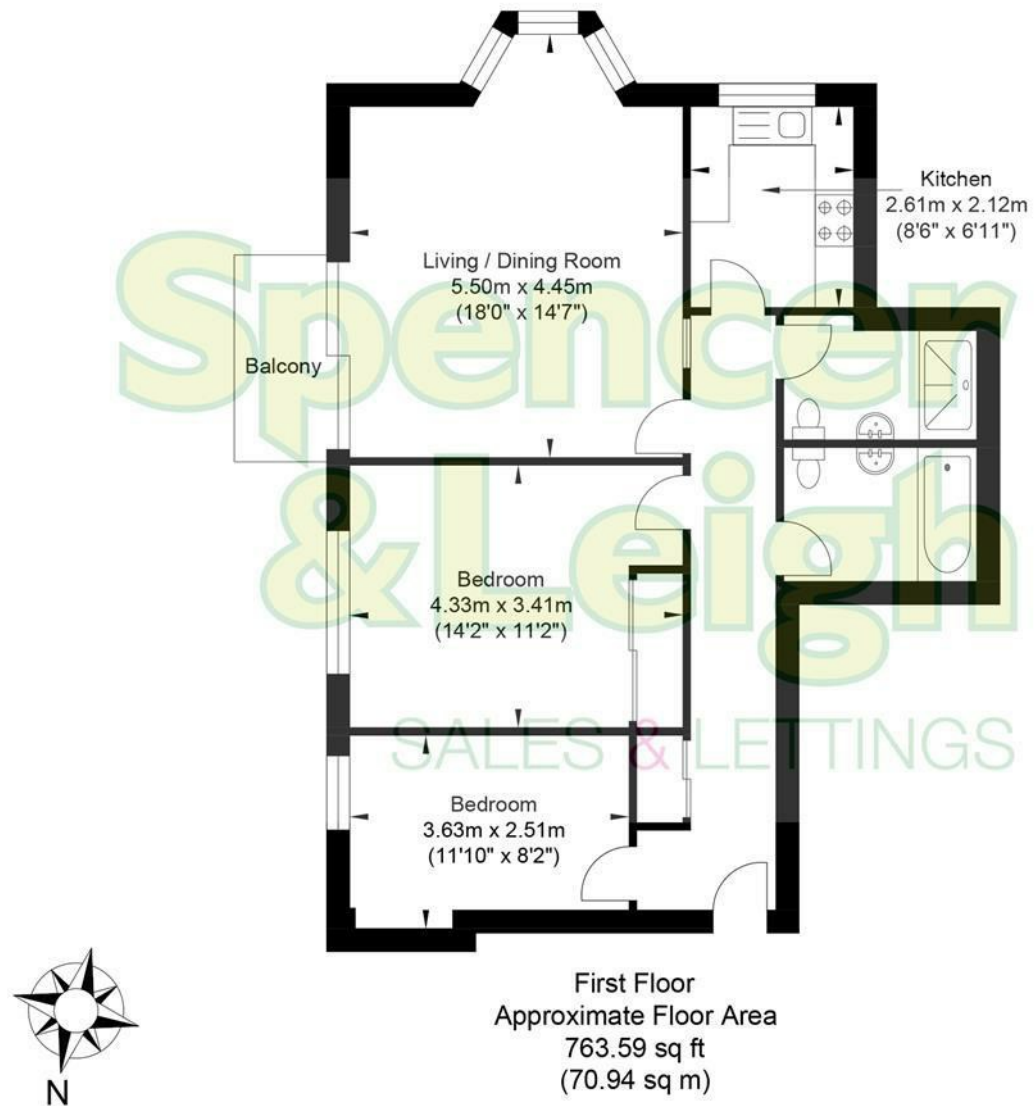


Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 70.94 sq m / 763.59 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.